Meeting Date: September 23, 2013
Agenda Item: #5j

REPORT TO: Burt McIntyre, President
Village Board of Trustees

ACTION: Motion to approve Preliminary and Final Plat of Ullmer Century Estates

PLAN COMMISSION RECOMMENDATION: The Plan Commission unanimously recommended approval of the Preliminary and Final Plat.

BACKGROUND

BASIC INFORMATION	
Project Name	Ullmer Century Acres
Applicant Name/Contact No./ Email	Pat Kaster / 920-497-5090 / patkaster@rivercityrealtors.com
Subject property address	Aerostar Lane
Abbreviated Legal	VH-477-3 & VH-478-9
Consultant	Mach IV / Ben LaCount / blacount@mach-iv.com
Size of Parcel	170,972 square feet, 3.93 Acres
Existing Zoning	Single Family (R-1)
Requested Zoning	N/A
Comp. Land Map Designation	Residential Neighborhood

ADJACENT LAND USE/ZONING MATRIX		
Direction	***Land Use***	***Zoning***
North	Single Family Residential	R-1
South	Rural Estate	R-5
East	Single Family Residential	R-1
West	Single Family Residential	R-1

ZONING MATRIX		
	Required	***Provided***
Current Zoning	**R-1**	**X-1**
Minimum Development Area	10,000 square feet	20, 424 square feet
Minimum Lot Width	80 feet	100', 75' & 70'
Minimum Street Building Setback	30 feet	+/- 5 feet (least dimension)
Minimum Side Yard Setback	10 feet	+/- 4 feet (least dimension)
Minimum Rear Yard Setback	15 feet	+/- 10 feet (least dimension)
Maximum Height	65 feet	<30 feet

BACKGROUND The applicant currently has an offer to purchase Parcel Numbers VH-477-3 and VH-478-9 contingent on this plat approval of the proposed development. The property is located east and west of Aerostar Lane directly north of Shawano Avenue. Please see attached drawing.

This development would include 8 single-family residential lots and one outlot, which will be dedicated to the Village of Howard upon the recording of the plat. The applicant would like to have the lots open for sale this fall.

ANALYSIS

1. **Zoning** The land is currently vacant and is zoned Single Family Residential. The surrounding zoning is Single Family Residential to the West, North and East. The land to the South is zoned Rural Estate

2. **Setbacks** All lots included in this plat would follow the setbacks set forth in the Village of Howards Single Family Residential zoning code.

3. **Floodplain, Shoreland Zoning & Stormwater Management** The residential lots are not located within the floodway or floodplain. A small portion of the outlot, which will not be developed is located within the Floodway and Flood Zone AE, see attached Brown County GIS Map with FEMA flood mapping overlaid.

4. **Land Division** Land division will create 8 Single Family Residential Lots and 1 Outlot.

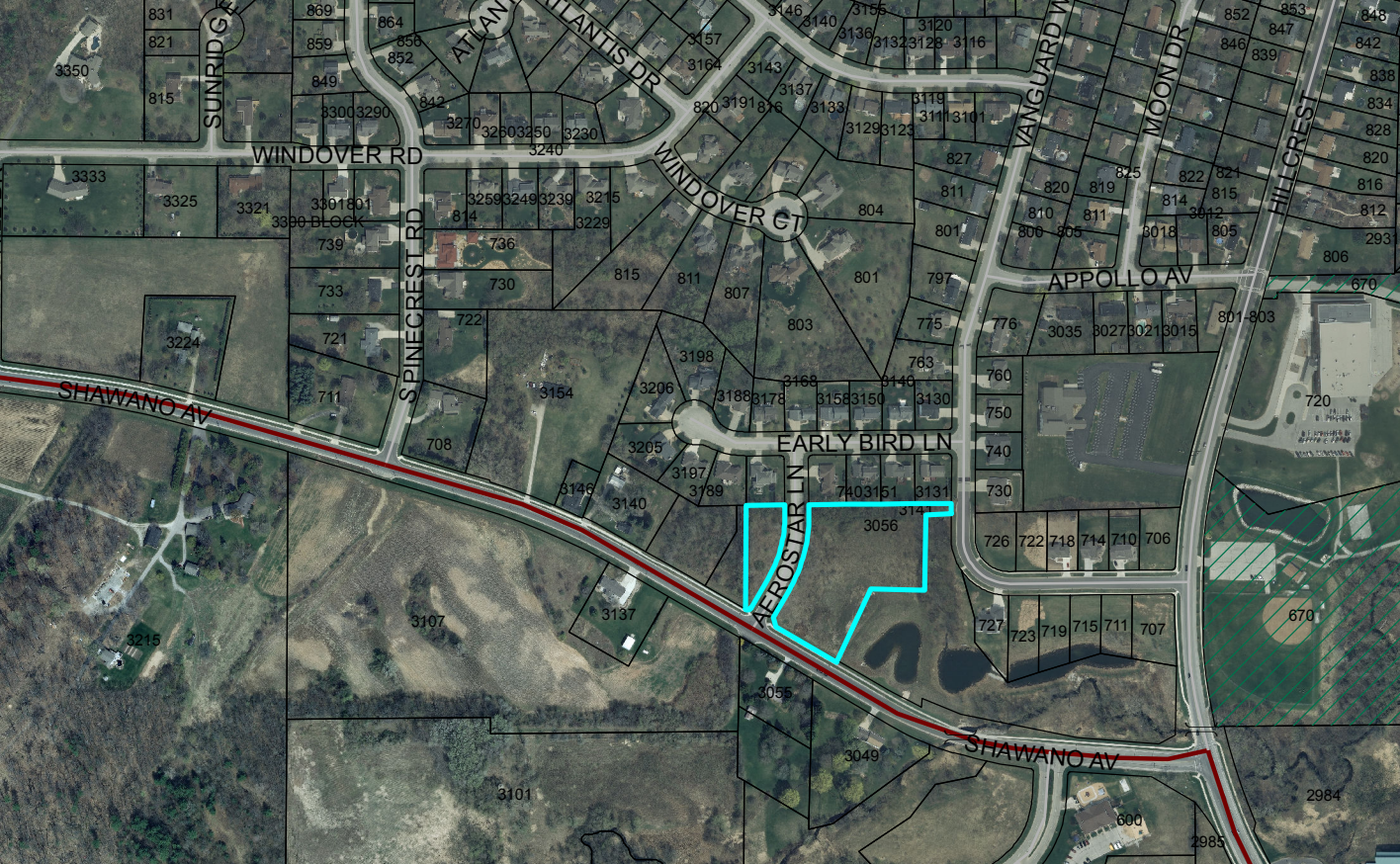
5. **Lighting** Lighting will be in accordance with the Village of Howard standards

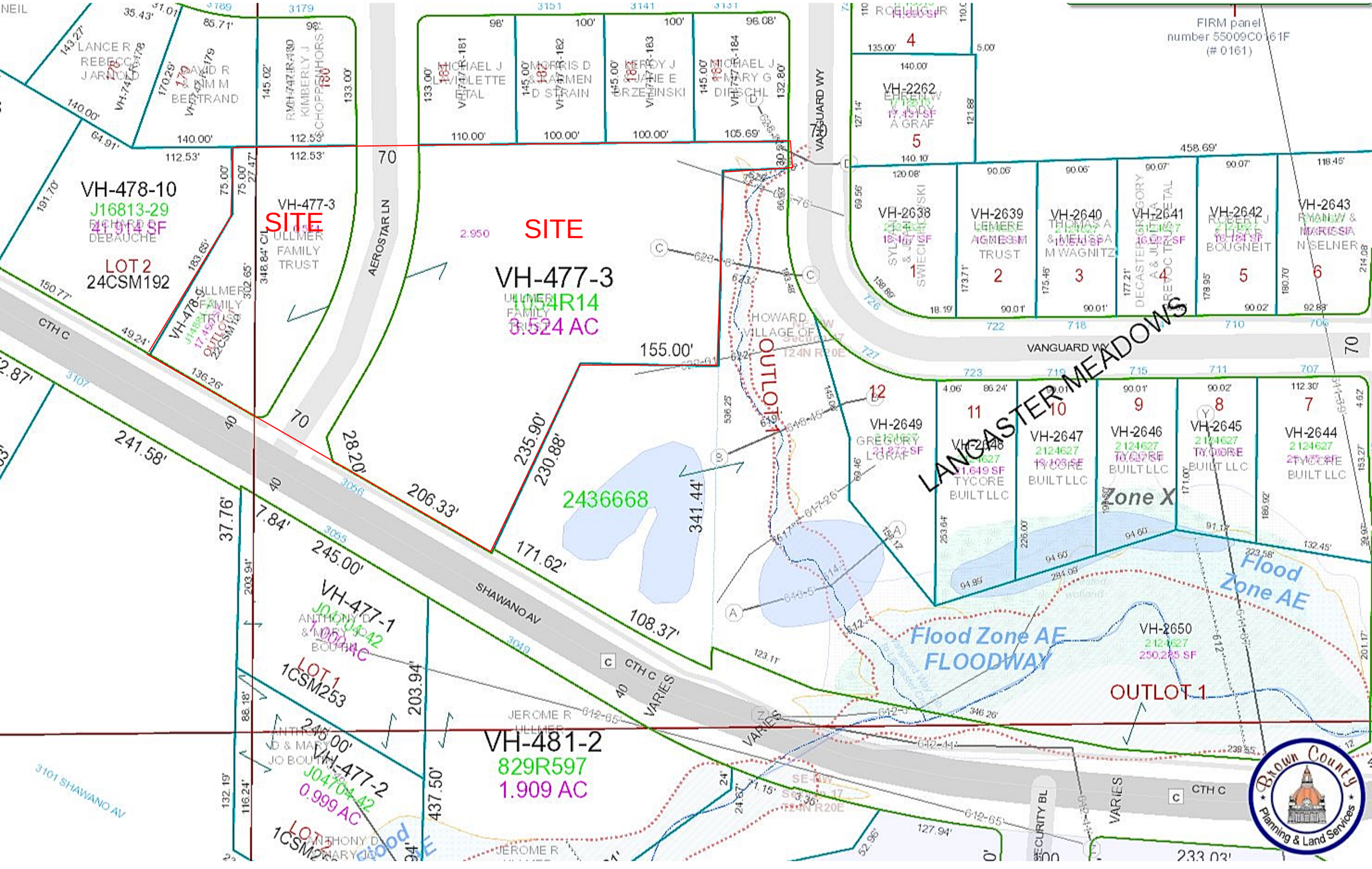
6. **Fire Protection** This property is currently served by the municipal water system. The nearest fire station is 2 miles away.

RECOMMENDED ACTION

Staff recommends approval of the Preliminary Plat and Final Plat for Ullmer Century Acres.

I	Plat map showing location of subject property
II	FEMA map
III	Final Plat of Ullmer Century Acres

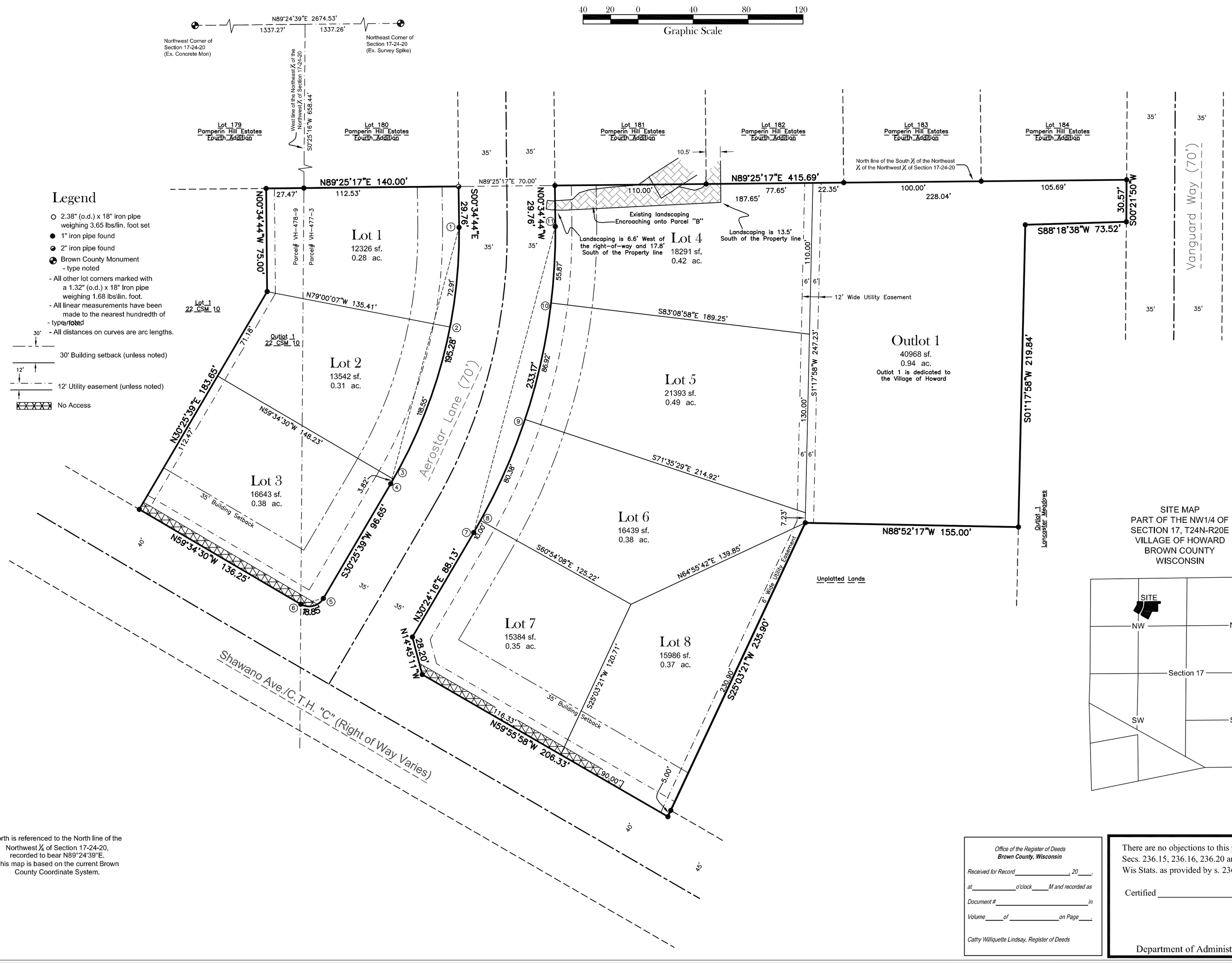

SUNRIDGE
ATLANTIS DR
WINDOVER RD
WINDOVER CT
VANGUARD
MOON DR
HILLCREST
APPOLLO AV
S PINECREST RD
SHAWANO AV
EARLY BIRD LN
AEROSTAR LN
3390 BLOCK



SITE
SITE
VH-478-10
J16813-29
41,914 SF
LOT 2
24CSM192
VH-477-3
1054R14
3.524 AC
VH-477-3
ULLMER FAMILY TRUST
AEROSTAR LN
VANGUARD WY
VH-2262
VH-2638
VH-2639
VH-2640
VH-2641
VH-2642
VH-2643
VH-2649
VH-2648
VH-2647
VH-2646
VH-2645
VH-2644
VH-2650
LANGASTER MEADOWS
OUTLOT 1
2436668
Zone X
Flood Zone AE
Flood Zone AE FLOODWAY
OUTLOT 1
VH-477-1
J04704-42
1.000 AC
LOT 1
1CSM253
VH-477-2
J04704-42
0.999 AC
VH-481-2
829R597
1.909 AC
SHAWANO AV
CTH C
VARIES
3101 SHAWANO AV
FIRM panel number 55009C0161F (# 0161)
Brown County Planning & Land Services

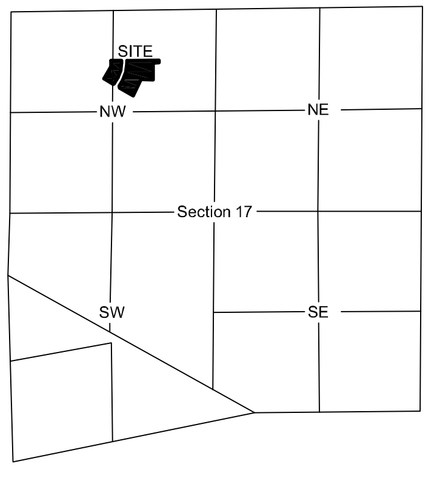
Ullmer Century Acres

All of Outlot 1 of Volume 22, Certified Survey Maps, Page 10, Map Number 3772, Document Number 1193501, Brown County Records, and part of the Northeast ¼ of the Northwest ¼, located in the Northwest ¼ of Section 17, Township 24 North, Range 20 East, Village of Howard, Brown County, Wisconsin.



North is referenced to the North line of the Northwest ¼ of Section 17-24-20, recorded to bear N89°24'39"E. This map is based on the current Brown County Coordinate System.

SITE MAP
PART OF THE NW1/4 OF SECTION 17, T24N-R20E
VILLAGE OF HOWARD
BROWN COUNTY
WISCONSIN



Office of the Register of Deeds
Brown County, Wisconsin

Received for Record _____, 20____,
at _____ *o'clock* _____ *M and recorded as*
Document # _____ *in*
Volume _____ *of* _____ *on Page* _____.

Cathy Williquette Lindsay, Register of Deeds

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20_____

Department of Administration

Mach IV
Engineering & Surveying LLC
211 N. Broadway, Suite 114, Green Bay, WI 54303
PH:920-569-5765 Fax: 920-569-5767

River City Realtors

Final Plat

Parcel Number: VH-477-3 & VH-478-9

NO.	REVISION DESCRIPTION

DATE: 8-23-13
DRAFTED BY: ASC
CHECKED BY: BJL
PROJECT# 0633-02-13
SCALE: 1"=40'

SHEET NUMBER
1 OF 2

DRAWING NUMBER
853

Ullmer Century Acres

All of Outlot 1 of Volume 22, Certified Survey Maps, Page 10, Map Number 3772, Document Number 1193501, Brown County Records, and part of the Northeast ¼ of the Northwest ¼, located in the Northwest ¼ of Section 17, Township 24 North, Range 20 East, Village of Howard, Brown County, Wisconsin.

Certificate For The Village Of Howard

Approved for the Village of Howard this _____ day of _____, 20_____.

_____
Paul F. Evert
Village of Howard Administrator

Brown County Planning Commission

Approved for the Brown County Plan Commission this ____ day of _____, 20__.

_____
Peter Schleinz
Senior Planner

Treasurer's Certificate

As duly elected Village Treasurer and Brown County Treasurer, We hereby certify that the records in our office show no unredeemed tax sales and no unpaid taxes or special assessments affecting any of the lands included in this Plat as of the dates listed below.

_____ _____
Christopher Haltom Date — Kerry M. Blaney Date
Village Treasurer — Brown County Treasurer

Surveyor's Certificate

I, Benjamin J. LaCount, Registered Land Surveyor, hereby certify:

That in full compliance with the provisions of Chapter 236, Wisconsin Statutes, and the subdivision regulations of the Village of Howard and the Brown County Planning Commission and under the direction of the owners listed hereon, I have surveyed, divided and mapped "Ullmer Century Acrest", and that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed and is all of Outlot 1 of Volume 22, Certified Survey Maps, Page 10, Map Number 3772, Document Number 1193501, of Brown County Records and part of the Northeast 1/4 of the Northwest 1/4, all being located in the Northwest 1/4 of Section 17, T24N-R20E, Village of Howard, Brown County, Wisconsin, more fully described as follows.

Description of the Land Located West of Aerostar Lane

All of Outlot 1 of Volume 22, Certified Survey Maps, Page 10, Map Number 3772, Document Number 1193501, Brown County Records, and part of the Northeast ¼ of the Northwest ¼, located in the Northwest ¼ of Section 17, Township 24 North, Range 20 East, Village of Howard, Brown County, Wisconsin, more fully described as follows:

Commencing at the Northwest corner of said Section 17; thence N89°24'39"E, 1337.27 feet to the West line of said Northeast ¼ of the Northwest ¼; thence S00°25'16"W, 658.44 feet along said West line to the North line of the North ½ of said Northeast ¼ of the Northwest ¼, the Southwest corner of Lot 180 of the recorded plat of Pamperin Hill Estates Fourth Addition, recorded in Volume 18, Plats, Page 184, Document Number 1218609, the Northeast corner of said Outlot 1 and the point of beginning; thence N89°25'17"E, 112.53 feet along said North line of the South ½ to the Southeast corner of Lot 180 of said Pamperin Hill Estates Fourth Addition and the West right of way of Aerostrar Lane; thence S00°34'44"E, 29.76 feet along said West right of way; thence 195.28 feet along said right of way and the arc of a 360.86 foot radius curve to the right whose long chord bears S14°55'28"W, 192.91 feet; thence S30°25'39"W, 96.65 feet along said right of way; thence 18.85 feet along said right of way and the arc of a 12.00 foot radius curve to the right whose long chord bears S75°25'39"W, 16.97 feet to the North right of way of Shawano Avenue/C.T.H."C"; thence N59°34'30"W, 136.25 feet along said North right of way to the Southwest corner of said Outlot 1; thence N30°25'39"E, 183.65 feet along a West line of said Outlot 1; thence N00°34'44"W, 75.00 feet to the Northwest corner of said Outlot 1; thence N89°25'17"E, 27.47 feet to the point of beginning.

Said Parcel contains 42,510 sq. ft./0.98 Acres of land more or less.

Subject to all easements and restrictions of records.

Description of the Land Located East of Aerostar Lane

Part of the Northeast ¼ of the Northwest ¼ of Section 17, Township 24 North, Range 20 East, Village of Howard, Brown County, Wisconsin, more fully described as follows:

Commencing at the Northwest corner of said Section 17; thence N89°24'39"E, 1337.27 feet to the West line of said Northeast ¼ of the Northwest ¼; thence S00°25'16"W, 658.44 feet along said West line to the North line of the North ½ of said Northeast ¼ of the Northwest ¼, the Southwest corner of Lot 180 of the recorded plat of Pamperin Hill Estates Fourth Addition, recorded in Volume 18, Plats, Page 184, Document Number 1218609; thence N89°25'17"E, 182.53 feet along said North line of the South ½ to the Southwest corner of Lot 181 of said Pamperin Hill Estates Fourth Addition and the East right of way of Aerostrar Lane ; thence continuing N89°25'17"E, 415.69 feet along said North line of the South ½ to the Southeast corner of Lot 184 of said Pamperin Hill Estates Fourth Addition and the West right of way of Vangaurd Way; thence S00°21'50"W, 30.57 feet along said West right of way to a Northeast Corner of Outlot 1 of the recored plat of Lancaster Meadows, recorded in Volume 22, Plats, Page 179, Document Number 2153350, Brown County Records; thence S88°18'38"W, 73.52 feet to the Northwest corner of said Outlot 1; thence S01°17'58"W, 219.84 feet along the West line of said Outlot 1 to a Northeast corner of lands described in Document Number 2321757, Brown County Records; thence N88°52'17"W, 155.00 feet to a Northwest corner of said Document Number 2321757 ; thence S25°03'21"W, 235.90 feet to the North right of way of Shawano Avenue/C.T.H. "C" as described in said Document Number 2321757 ; thence N59°55'58"W, 206.33 feet along said right of way; thence N14°45'11"W, 28.20 feet along said right of way to the said East right of way of Aerostar Lane; thence N30°24'16"E, 88.13 feet along said East right of way; thence 233.17 feet along said East right of way and the arc of a 430.86 foot radius curve to the left whose long chord bears N14°55'28"E, 230.33 feet; thence N00°34'44"W, 29.76 feet to the point of beginning.

Said Parcel contains 128,462 sq. ft./2.95 Acres of land more or less.

Subject to all easements and restrictions of records.

_____
Benjamin J. LaCount S-3031
Date: August 23, 2013

Notes

1) Aerostar Land has already been dedicated to the public.

2) Outlots 1 is dedicated to the Village of Howard.

3) Sideyard setback is 8 feet for all lots.

4) Rearyard setback is 25 feet for all lots.

5) The front yard setback from Aerostar Lane is 25 feet. The Front yard setback from C.T.H. "C", also know as Shawano Avenue is 35 feet.

6) The property owners, at the time of construction, shall implement the appropriate soil erosion control methods outlined in the Wisconsin Department of Natural Resources, "Wisconsin Construction Site Best Management Practice Handbook" to prevent soil erosion. However, if at the time of construction the Village has an adopted soil erosion control ordinance, it shall govern over this requirement. This provision applies to any grading, construction, or installation-related activities.

7) The land on all side and rear lot lines of all lots shall be graded by the lot owner and maintained by the abutting property owners to provide for adequate drainage of surface water.

Restrictive Covenants

1) Outlot 1 is dedicated to the Village of Howard.

Drainage Easement

Drainage easement granted to the VILLAGE OF HOWARD, a Wisconsin municipal corporation, Brown County, Wisconsin, grantee herein and its successors and assigns, a perpetual easement over, under and through the property, by the under signed Owners of the property and grantors herein:

This perpetual deed of easement, which shall run with the land, is granted upon the following conditions:

1. The easement is given for the purpose of constructing, using, repairing, enlarging and forever maintaining drainage (storm sewer, ditching, surface water drainage, ponds or other storm water facilities) including the right to increase regulatory flood water elevations with in the easement, together with the right of access to said easement for such purposes.
2. That the grantors, its successors or assigns, shall have the right to use and occupy the above described real estate, providing that such use and occupation will not in any manner disturb, damage, destroy or obstruct said drainage, or any part thereof. No buildings, landscaping, fences or other improvements shall be constructed on or over the easement.
3. The grantee shall have the right of access to said easement, and the right to use said premises and the land adjacent thereto for the transportation and laying down of storage materials, tools, and equipment, the depositing and removal of materials, the removal of trees and other vegetation, the removal of any items constructed on or over the easement, and for other purposes incidental to construction and maintenance.
4. The grantee agrees to restore after completion of construction, maintenance, or other activity, the easement with 4" topsoil, seed, fertilizer and mulch, and further provides that in event any damage is caused to the land or real estate adjacent to the easement, by reason of any negligence of the grantee in entering thereon and using the above described property, said grantee shall compensate the grantors for such damage.

Utility Easement

Utility easement granted to the VILLAGE OF HOWARD, a Wisconsin municipal corporation, Brown County, Wisconsin, grantee herein and its successors and assigns, a perpetual easement over, under and through the property, by the under signed Owners of the property and grantors herein:

This perpetual deed of easement, which shall run with the land, is granted upon the following conditions:

1. The easement is given for the purpose of constructing, using, repairing, enlarging and forever maintaining utilities (sanitary sewer, storm sewer, or watermain) together with the right of access to said easement for such purposes.
2. That the grantors, its successors or assigns, shall have the right to use and occupy the above described real estate, providing that such use and occupation will not in any manner disturb, damage, destroy or obstruct said utilities, or any part thereof. No buildings, landscaping, fences or other improvements shall be constructed on or over the easement.
3. The grantee shall have the right of access to said easement, and the right to use said premises and the land adjacent thereto for the transportation and laying down of storage materials, tools, and equipment, the depositing and removal of materials, the removal of trees and other vegetation, the removal of any items constructed on or over the easement, and for other purposes incidental to construction and maintenance.
4. The grantee agrees to restore after completion of construction, maintenance, or other activity, the easement with 4" topsoil, seed, fertilizer and mulch, and further provides that in event any damage is caused to the land or real estate adjacent to the easement, by reason of any negligence of the grantee in entering thereon and using the above described property, said grantee shall compensate the grantors for such damage.

Limited Liability Company Owner's Certificate

_____ LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, does hereby certify that we caused the land described on ULLMER CENTURY ACRES to be surveyed, divided, mapped and dedicated as represented hereon. _____ LLC also certifies that this Plat is required by S.236.10 or S.236.12 to be submitted to the following for approval or objection:

VILLAGE OF HOWARD
BROWN COUNTY PLANNING COMMISSION
DEPT. OF ADMINISTRATION

In Witness Whereof, the said _____ LLC has caused these presents to be signed by Patricia A. Kaster and _____, its managers, on this _____ day of _____, 20__.

_____ _____
Patricia A. Kaster
Manager - _____ LLC — Manager - _____ LLC

Personally came before me this ____ day of _____, 20____, the above named managers of said Limited Liability Company and acknowledged that he executed the foregoing instrument as such managers as the deed of said Limited Liability Company, by its authority.

_____
Notary Public My Commission Expires _____
Brown County, Wisconsin

STATE OF WISCONSIN]
] SS
COUNTY OF BROWN]

Curve Data

Curve	Arc	Radius	Chord	Chord Bearing	Central Angle	Tangent Bearing
1-4	195.28	360.86	192.91	S14°55'28"W	31°00'23"	
1-2	72.91	360.86	72.80	S05°12'35"W	11°34'37"	
2-3	118.55	360.86	118.02	S20°24'35"W	18°49'24"	
3-4	3.82	360.86	3.82	S30°07'30"W	00°36'23"	
5-6	18.85	12.00	16.97	S75°25'39"W	90°00'00"	
7-11	233.17	233.17	230.33	N14°55'28"E	31°00'23"	
7-8	10.00	430.86	10.00	N29°45'46"E	01°19'47"	
8-9	80.38	430.86	80.27	N23°45'12"E	10°41'21"	
9-10	86.92	430.86	86.77	N12°37'47"E	11°33'30"	
10-11	55.87	430.86	55.83	N03°08'09"E	07°25'45"	

Office of the Register of Deeds
Brown County, Wisconsin

Received for Record_____, 20____,
at_____o'clock_____M and recorded as
Document #_____in
Volume_____of_____on Page____.

Cathy Williquette Lindsay, Register of Deeds

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20_____

Department of Administration

Mach IV
Engineering & Surveying LLC
211 N. Broadway, Suite 114, Green Bay, WI 54303
PH:920-569-5765 Fax: 920-569-5767

River City Realtors

Final Plat

Parcel Number: VH-477-3 & VH-478-9

NO.	REVISION DESCRIPTION

DATE: 8-23-13
DRAFTED BY: ASC
CHECKED BY: BJL
PROJECT# 0633-02-13
SCALE: 1"=40'

SHEET NUMBER
2 OF 2

DRAWING NUMBER
853